

**City of Greensboro Planning Department
Zoning Staff Report
May 10, 2004 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: A (Old Business)
Location: 1050-1056 Boulder Road (East side of Tarrant Road & West side of Boulder Road)

Applicant: Ralph D. and Berry T. Stout
Owner: Ralph D. and Berry T. Stout

Request: Special Use Permit for an Asphalt Plant and accessory uses, including office uses

- Conditions:**
- 1) Property will be developed in accordance with "Proposed Sketch Plan for Sharpe Brothers, Inc." dated February 12, 2004.
 - 2) A 100-foot wide undisturbed buffer shall be provided along the entire frontage of the property on Tarrant Road and supplemented with plantings where necessary to achieve a Type A planting rate.

SITE INFORMATION	
Existing Land Use	Undeveloped
Acreage	5.538
Physical Characteristics	<i>Topography:</i> Rolling <i>Vegetation:</i> Woodlands <i>Other:</i> n/a
Overlay Districts	n/a
Historic District/Resources	n/a
Generalized Future Land Use	Industrial/Corporate Park
Other	n/a

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Single Family Dwelling	RS-12
<i>South</i>	Hamlett Construction Services, Hunter Irrigation Systems	HI
<i>East</i>	Ruan Mega Fleet/Wendell Transportation (Trucking Terminal)	HI
<i>West</i>	Piedmont Center Office Park (Atlantic Corporation)	H.P. CU-LI

ZONING HISTORY		
Case #	Year	Request Summary
2682	1998	Subject property was rezoned from RS-12 to HI by Zoning Commission on August 10, 1998.

DIFFERENCES BETWEEN HI (EXISTING) AND DISTRICTS	(PROPOSED) ZONING
HI: Primarily intended to accommodate a wide range of assembling, fabricating, and manufacturing activities. The district is established for the purpose of providing appropriate locations and development regulations for uses which may have significant environmental impacts or require special measures to ensure compatibility with adjoining properties.	
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TRANSPORTATION	
Street Classification	Tarrant Road - Minor Thoroughfare, Boulder Road - Collector
Site Access	Sketch Plan shows primary access from Boulder Road and does not indicate access from Tarrant Road.
Traffic Counts	Tarrant Road ADT = 7,000.
Trip Generation	N/A.
Sidewalks	N/A.
Transit	No.
Traffic Impact Study	Not required.
Other	N/A

ENVIRONMENTAL REVIEW	
Water Supply Watershed	Yes, Upper Randleman Lake
Floodplains	No
Streams	No
Other	n/a

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies: N/A

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Industrial/Corporate Park: This designation applies to areas where present or anticipated uses include both light and heavy industrial uses, such as manufacturing, assembly, and fabrication; wholesaling and distribution; and corporate office and technology parks, which may be introduced to replace older heavy industrial uses. Although new residential development is discouraged in areas designated for this land use category, pre-existing residential uses may be present in or adjacent to these areas. As established industrial areas redevelop, such residential, institutional, or similar uses should be protected from adverse impacts (heavy truck traffic, significant outside storage, factors such as noise, dust, and glare, etc.) through performance-based standards, buffers, and proper separation from noxious uses.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: This area has become predominantly zoned Heavy Industrial over time. The tract south of and adjacent to the subject property was rezoned to Industrial H by the Zoning Commission in September 1987. The tract located at 1037 Boulder Road, east of the subject property, was annexed and originally zoned Industrial H on June 30, 1989. Staff feels it is just a matter of time before the RS-12 zoned property that is north of and adjacent to the subject property comes in for rezoning.

Heavy industrial zoning is the most appropriate zoning designation for an asphalt plant and, in light of the amount of building and highway construction that is currently underway and pending in the Triad, it is logical to have an asphalt plant in the area. However, the land directly to the west of the site is part of the City of High Point's Piedmont Center Office Park. In order to respect the campus-like setting of the office park, staff recommended that the proposed asphalt plant maintain an undisturbed wooded buffer along its western property line. As a result, the applicant has added a condition providing for a 100-wide undisturbed buffer along the entire Tarrant Road frontage. This condition also provides for supplemental plantings where necessary to achieve a Type A planting rate.

The sketch plan filed with the request shows that the buildings will be located on the eastern side of the tract with an orientation to Boulder Road. Two driveways are shown, one which

accesses the asphalt plant, including a control room and lab, and the other which accesses a separate office building and a small garage/storage building located behind it. These building locations will provide maximum separation from Atlantic Corporation in Piedmont Center. Additionally, there will be no driveway access to Tarrant Road. A Type A planting rate is a high density screen intended to substantially block visual contact between adjacent uses and create spatial separation. A Type A planting yard reduces lighting and noise, which would otherwise intrude upon adjacent uses.

Section 30-5-2.14 of the Development Ordinance establishes a number of development standards for asphalt plants, including a provision that any asphalt plant operations must be located at least 50 feet from any property line. Security fencing must be provided around the perimeter of the operation and there are provisions for site rehabilitation and drainage control. There is a requirement that all unpaved storage areas must be maintained in a manner which prevents dust from adversely impacting adjacent properties. Access roads leading to any part of the operation must be constructed with a gravel or asphalt stone surface and maintained in a dust free manner. Access roads must be located no closer than 15 feet to any property line. Finally, a plan must be submitted showing truck routes to and from the site. Such routes shall be designed to minimize impacts on residential areas, schools, or other uses negatively affected by truck traffic.

GDOT: The location and width of the proposed driveway will need to meet all GDOT driveway requirements including the construction of a right turn lane.

Water Resources: Watershed regulations through the TRC process will require construction of a structural water quality device. Built-upon area on the site will be limited to 70%. An inventory of hazardous materials and spill failure plan must be submitted to Emergency Management.

HCD: No comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.